

Architectural Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
0-Cover Sheet			
A-000	Cover Sheet	1/14/19	
2-Architecture			
A-020	Existing Conditions	10/24/16	
A-021	Architectural Site Plan & FAR Calculations	1/14/19	
A-100	Floor Plans - Front Unit	1/14/19	
A-101	Floor Plans - Rear Unit	1/14/19	
A-300	Elevations - Front Unit	1/14/19	
A-301	Elevations - Rear Unit	1/14/19	
AV-1	Perspectives	1/14/19	



PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
 2 Chetwynd Rd.
 Cambridge, MA

CLIENT
**Mahmood
 Firoozbakht**

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2885

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 CONSTRUCTION**

Project number	17142
Date	1/14/2019
Drawn by	NB
Checked by	JSK
Scale	1" = 1'-0"

REVISIONS

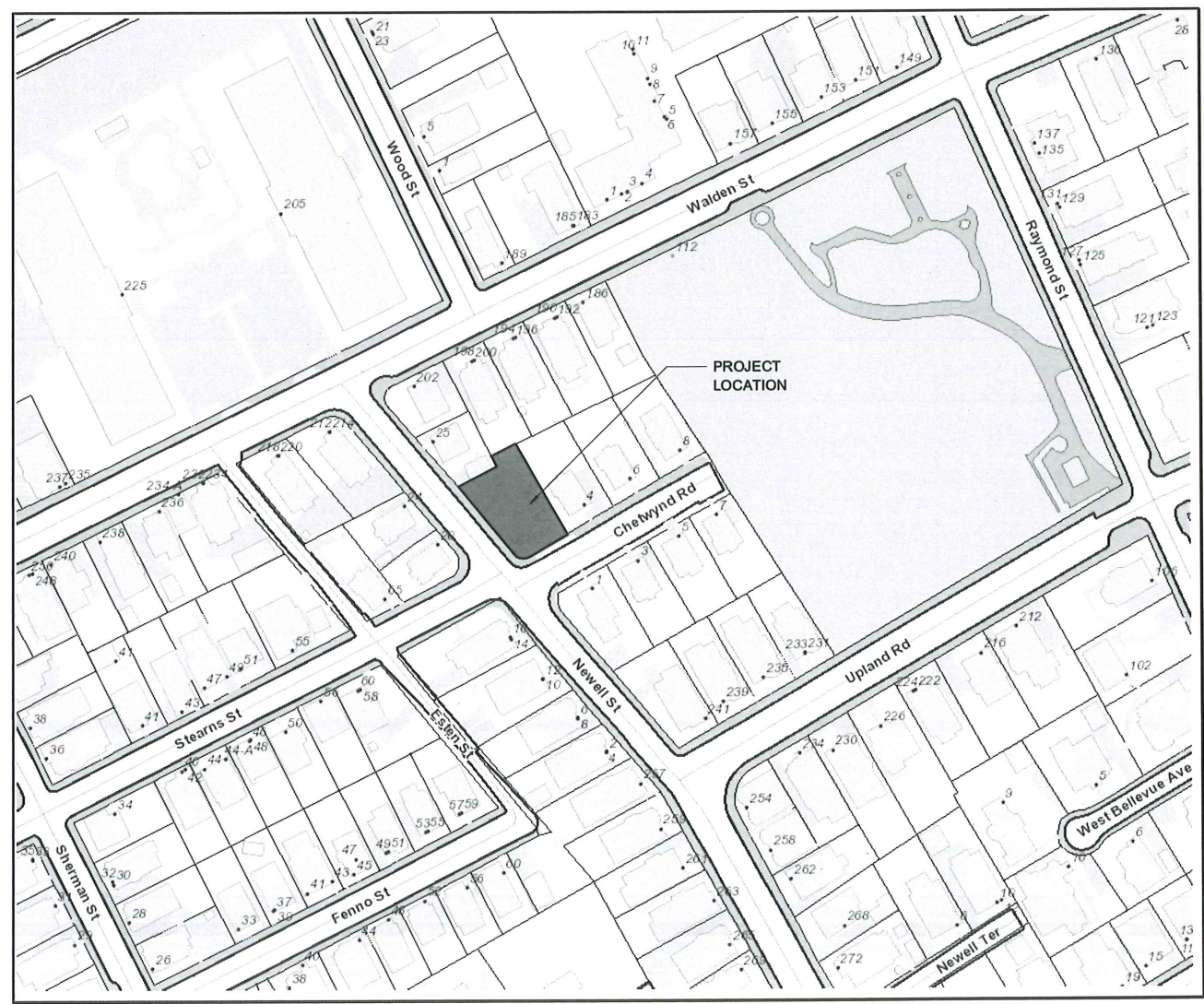
No.	Description	Date

Cover Sheet

A-000

2 CHETWYND RD.

LOCUS MAP



**PROJECT:
 2 CHETWYND RD. - OPTION A**

**PROJECT ADDRESS:
 2 CHETWYND ROAD
 CAMBRIDGE, MASSACHUSETTS**

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

CLIENT
MAHMOOD FIROUZBAKHT
ADDRESS:
 216 BROADWAY
 CAMBRIDGE, MA 02139

CIVIL
DESIGN CONSULTANTS, INC.
ADDRESS:
 265 MEDFORD ST.
 SOMERVILLE, MA 02143
TELEPHONE:
 (617) 776-3350

STRUCTURAL
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CAMBRIDGE HISTORICAL COMMISSION

**SD SET
 1-14-2019**

PROJECT NAME
Chetwynd Road Residences

PROJECT ADDRESS
 ENTER ADDRESS HERE

CLIENT
 ENTER CLIENT NAME
 HERE

ARCHITECT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 180XX
 Date 2-15-2018
 Drawn by PS
 Checked by JSK
 Scale 1/8" = 1'-0"

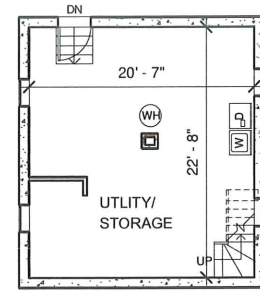
REVISIONS

No.	Description	Date

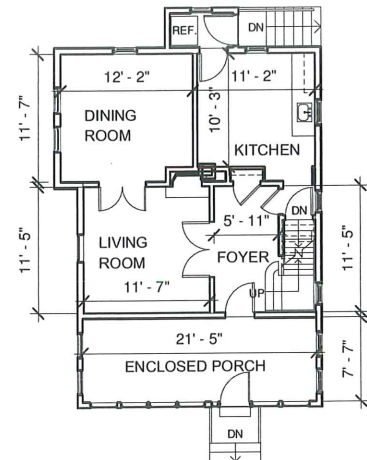
Existing Conditions

EX-100

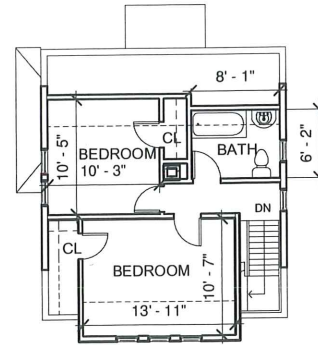
Chetwynd Road Residences



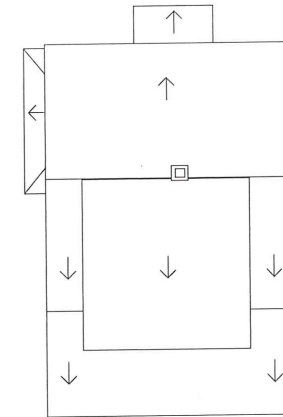
1 Basement Level
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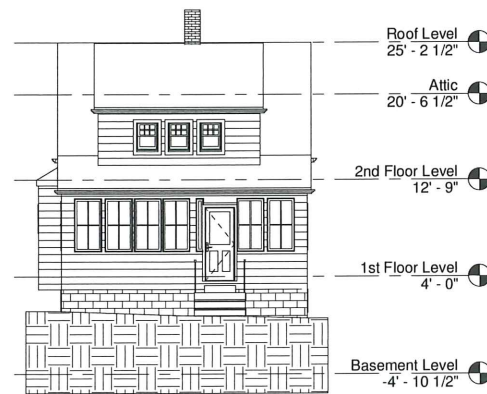
2 1st Floor Level
 1/8" = 1'-0"



3 2nd Floor Level
 1/8" = 1'-0"



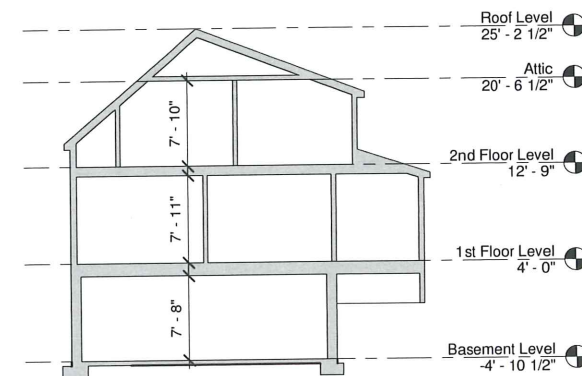
4 Roof Level
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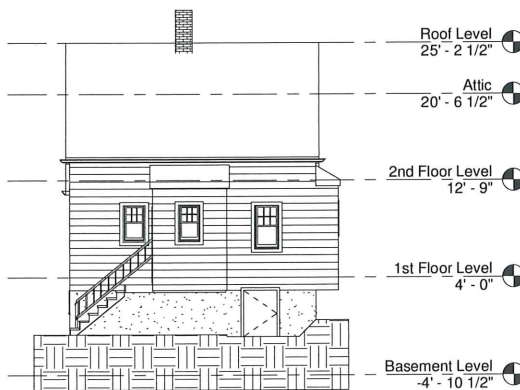
5 South Elevation
 1/8" = 1'-0"



6 East Elevation
 1/8" = 1'-0"



9 Section 1
 1/8" = 1'-0"



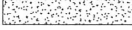




7 North Elevation
 1/8" = 1'-0"



8 West Elevation
 1/8" = 1'-0"

LEGEND

-  PROPOSED BUILDING AREA
-  EXISTING BUILDING TO BE DEMOLISHED
-  OPEN SPACE W/O MIN. 15'X15'
-  PRIVATE OPEN SPACE W/ MIN. 15'X15'
-  REQUIRED YARD SETBACK

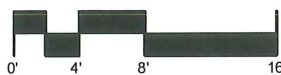
OPEN SPACE

PRIVATE OPEN SPACE W/ MIN. 15'X15'	766 SF
OPEN SPACE W/O MIN. 15'X15'	1,376 SF
TOTAL OPEN SPACE	2,142 SF

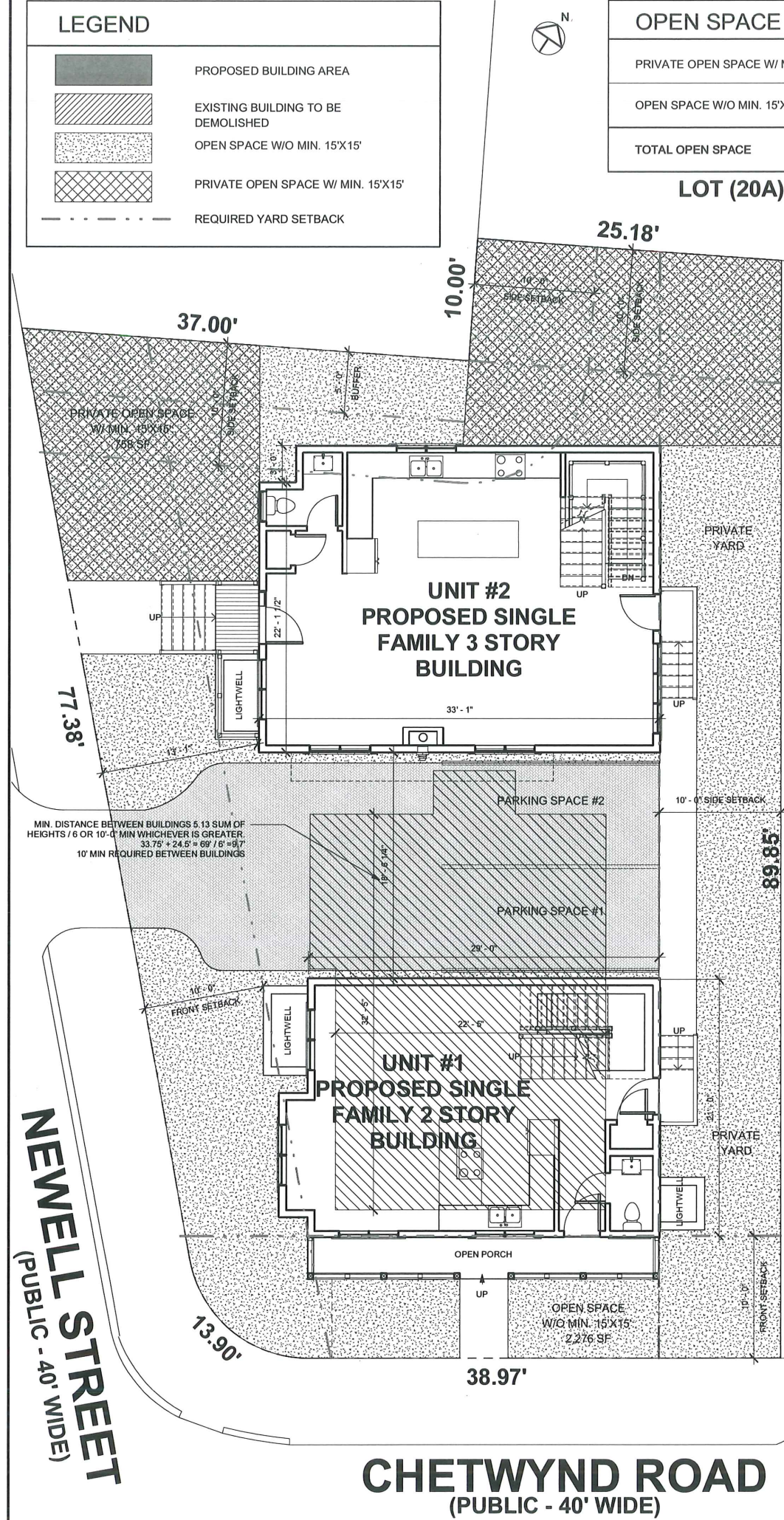
LOT (20A) AREA: +/- 4,740 SF

ZONING CHART				
ZONE : C-1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN SF	5,000SF	4,740SF	4,740SF	COMPLIES
LOT AREA, MIN SF / DU	1,500 S.F. / DU= 2 DU	1 DU	1,778 S.F. / DU = 2 DU PROPOSED	COMPLIES
MAX. FAR	0.75 (3,555 SF MAX)	0.2 (948 SF)	0.74 (3,543 SF)	COMPLIES
MIN. LOT WIDTH	50'-0"		50'-0"	COMPLIES
MIN. FRONT YARD	H+L (a) / 4+2; MIN. 10'-0" (a) MEASURED FROM CENTERLINE OF STREET (33.5'+24.5')/6= 9.7' (MIN. 10'-0")	12'-0"	+/- 30'-0" FROM CENTER OF NEWELL AND CHETWYND STREETS FRONT UNIT: 10'-0" AND 10'-0" REAR UNIT: 13'-1"	COMPLIES
MIN SIDE YARDS	H+L / 5+2 (n) 7'-6" MINIMUM (33.5'+24.5')/7= 8.3'	LEFT: 12'-6" RIGHT: 14'-5"	FRONT UNIT (10') RIGHT REAR UNIT (10') LEFT (10') RIGHT	COMPLIES COMPLIES COMPLIES COMPLIES
MIN REAR YARD	H+L (c) / 4+2; MIN. 20'-0" N/A	N/A	N/A	COMPLIES
MAX HEIGHT	35'-0"		33'-6 1/2"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,422 SF) 50% AREA REQ. TO BE PRIVATE OPEN SPACE (BELOW)= 711 SF		50% (2,142 SF) 766 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	COMPLIES COMPLIES
SECTION 5.22. PRIVATE OPEN SPACE: An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.				
(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet. (b) Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet. (c) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.				
PARKING	1 SPACE/DU= 2 SPACES		2 SPACES	COMPLIES

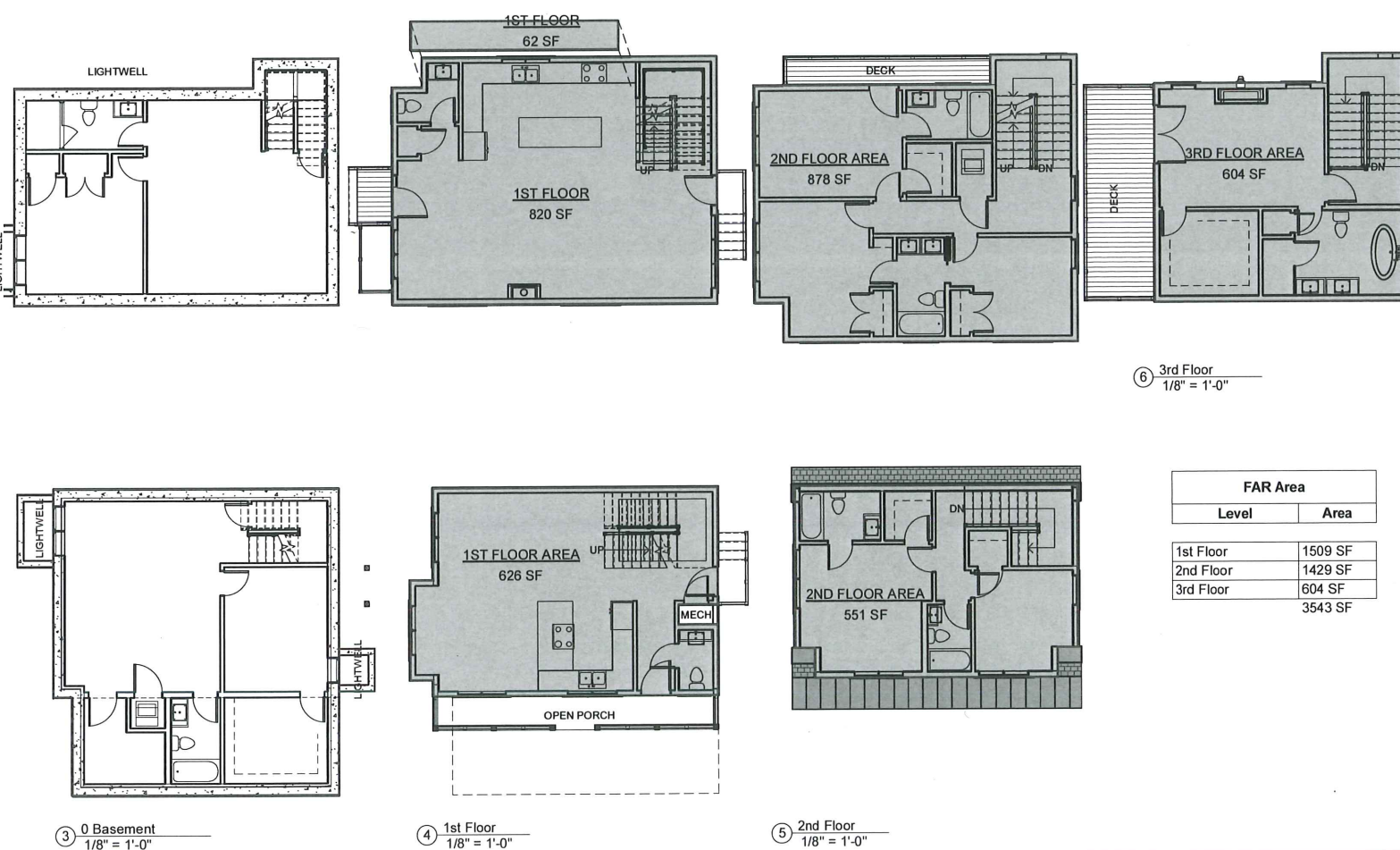
SITE PLAN NOTE:
This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.



1 Site Plan
3/16" = 1'-0"



FAR CALCULATIONS



PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
**Mahmood
Firouzbakht**

ARCHITECT

DESIGN

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REGISTRATION

NOT FOR CONSTRUCTION

Project number 17142
Date 1/14/2019
Drawn by NB
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan & FAR Calculations






A-021

2 CHETWYND RD.

NEWELL STREET
(PUBLIC - 40' WIDE)

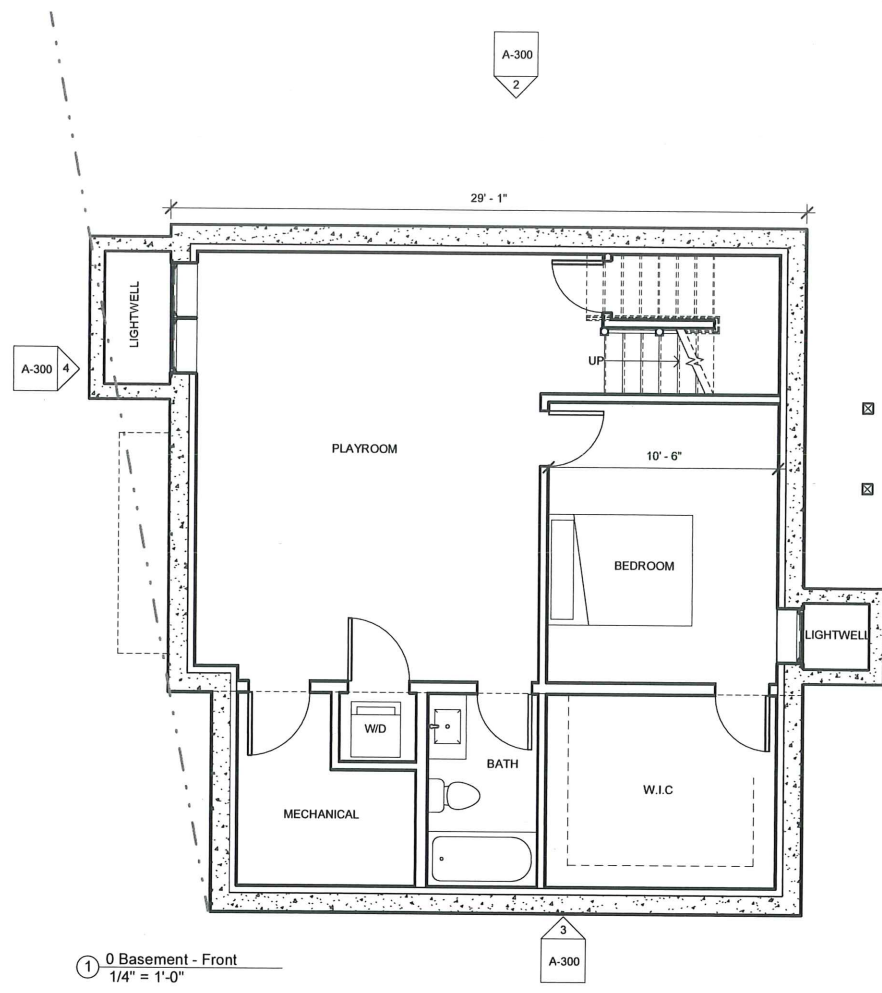
CHETWYND ROAD
(PUBLIC - 40' WIDE)

LEGEND

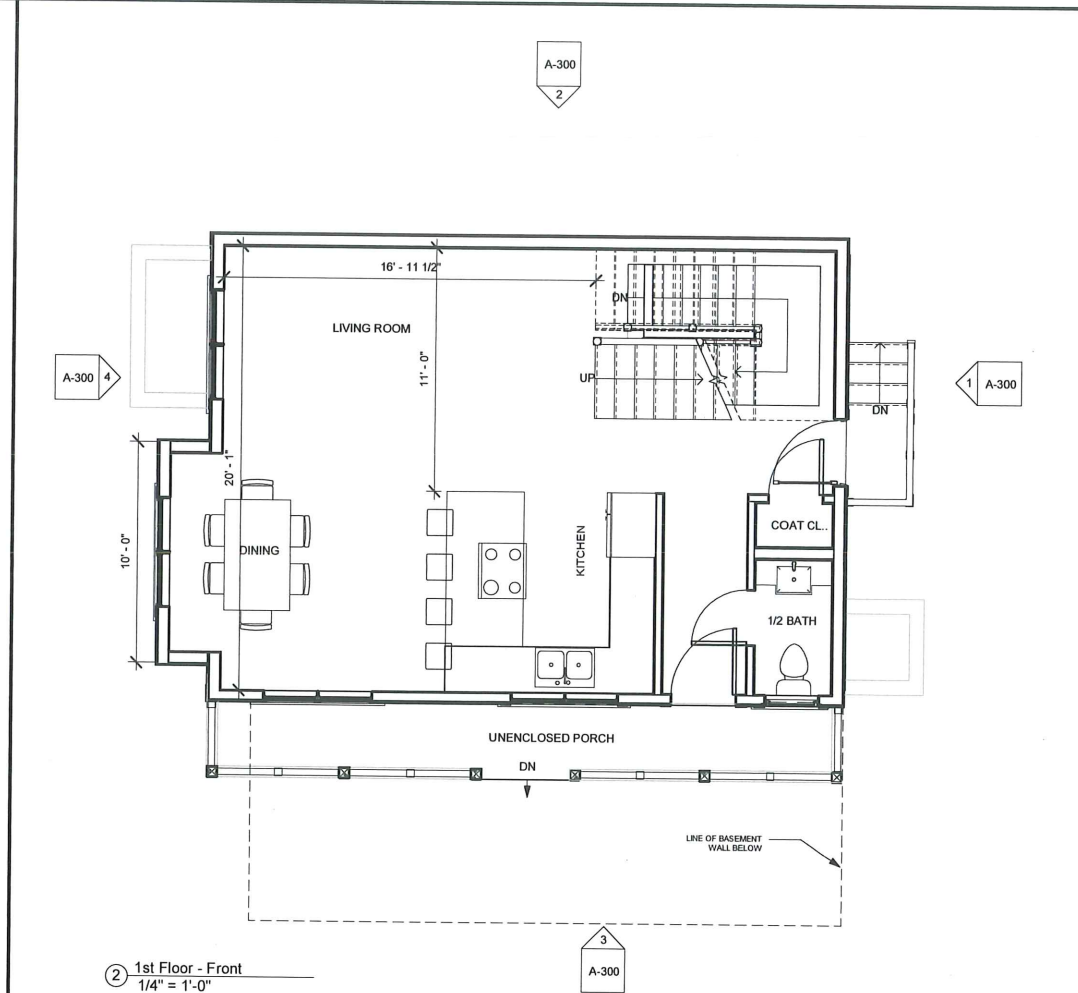
-  NEW WALL
-  EXISTING TO REMAIN
-  WALL TYPE
-  CARBON MONOXIDE DETECTOR
-  SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

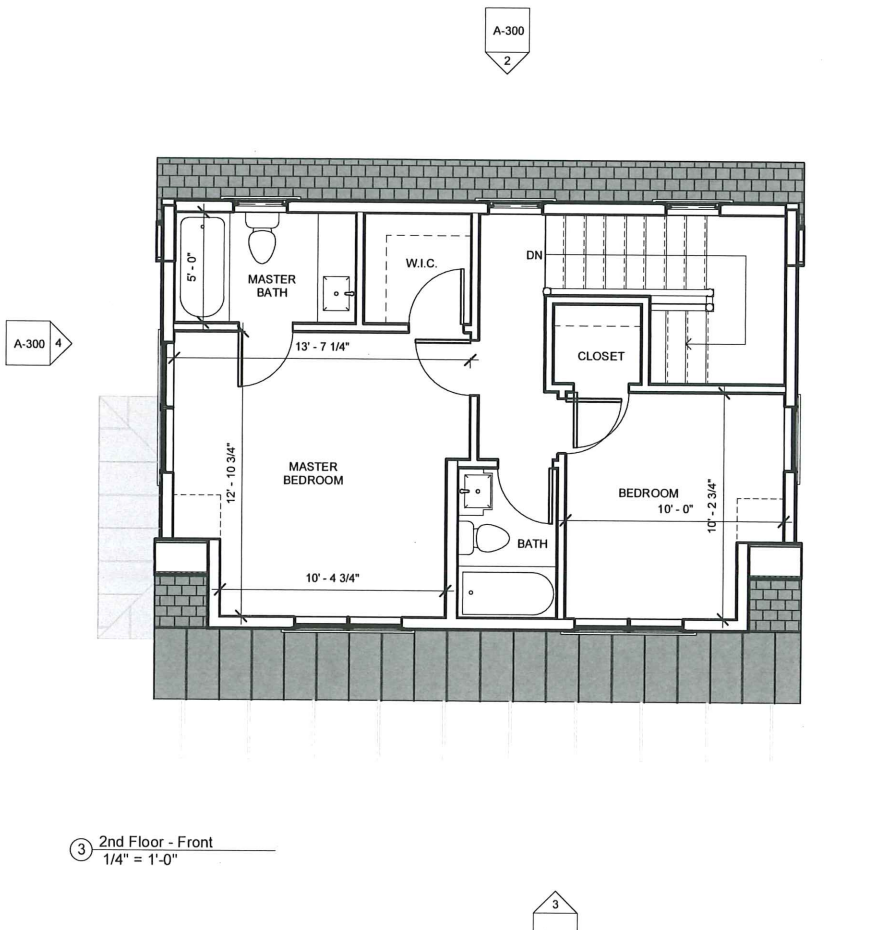
1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "2"
5. SEE A-800 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
11. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
12. EXISTING WINDOWS TO BE REPLACED IN EXISTING OPENINGS UNLESS OTHERWISE NOTED.
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
15. CONTRACTOR TO SUBMIT DOOR & WINDOW SCHEDULE TO BE REVIEWED & APPROVED BY ARCHITECT PRIOR TO ORDERING AND CONSTRUCTION.
16. UNLESS OTHERWISE NOTED ALL EXTERIOR WALLS SHALL BE TYPE "1"



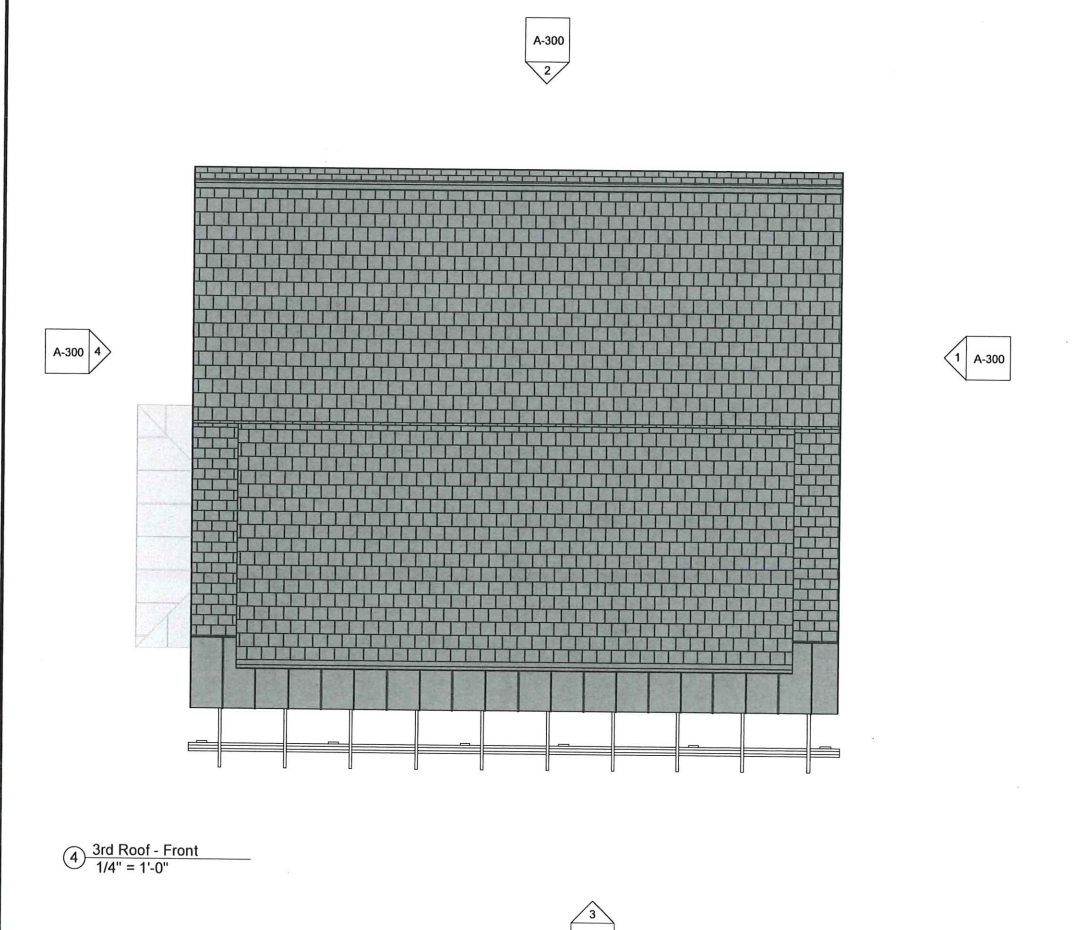
① 0 Basement - Front
1/4" = 1'-0"



② 1st Floor - Front
1/4" = 1'-0"



③ 2nd Floor - Front
1/4" = 1'-0"



④ 3rd Roof - Front
1/4" = 1'-0"

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2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
**Mahmood
Firouzbakht**

ARCHITECT
**DESIGN
KHALSA**

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Project number 17142
Date 1/14/2019
Drawn by NB
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Floor Plans - Front
Unit

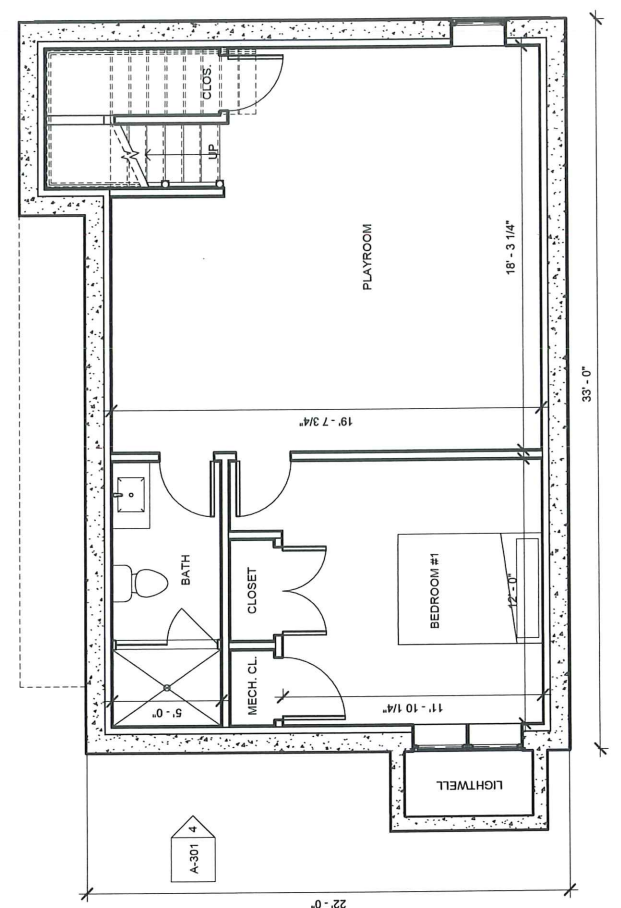
A-100
2 CHETWYND RD.

LEGEND

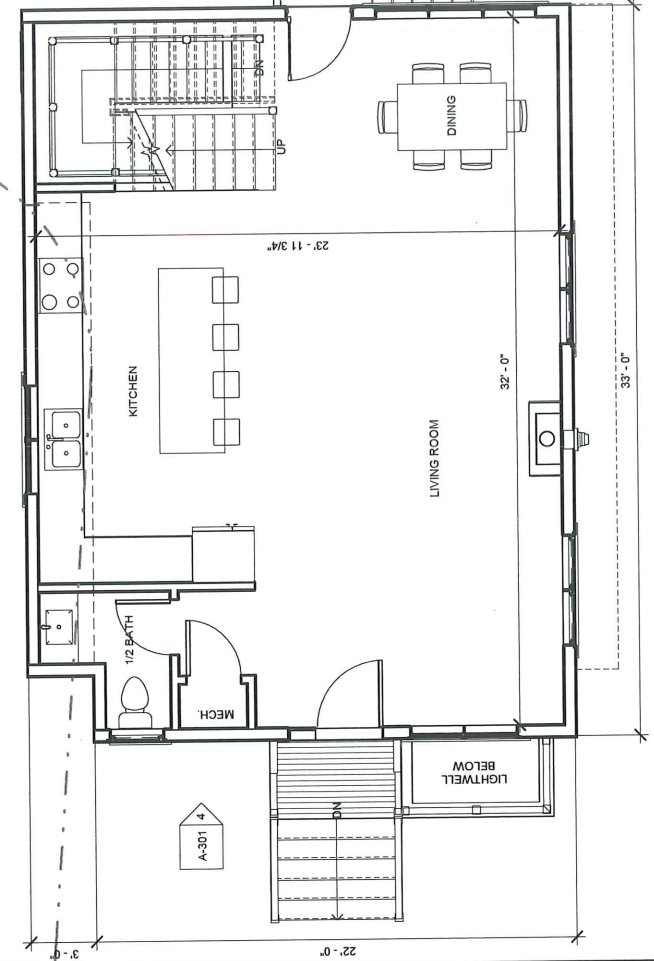
- NEW WALL
- EXISTING TO REMAIN
- WALL TYPE
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

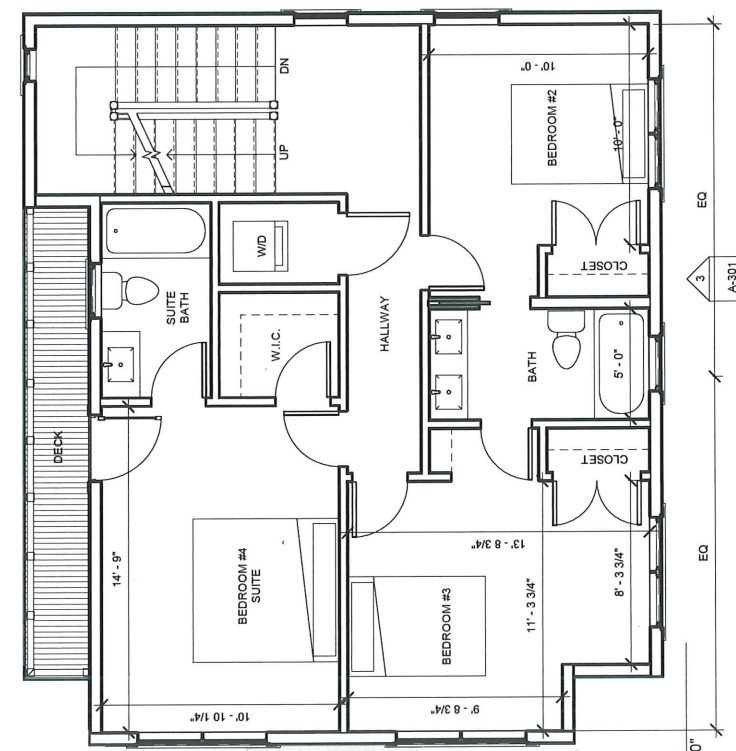
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16. UNLESS OTHERWISE NOTED ALL EXTERIOR WALLS SHALL BE TYPE-1.



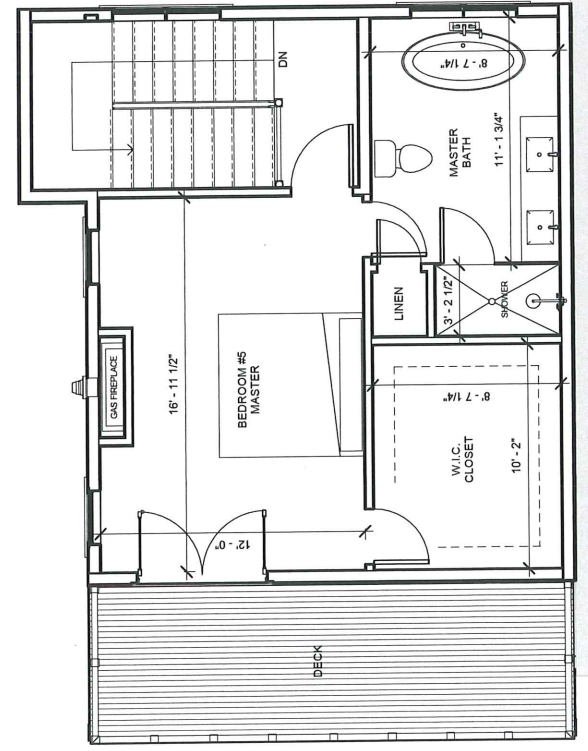
1 0. Basement
1/4" = 1'-0"



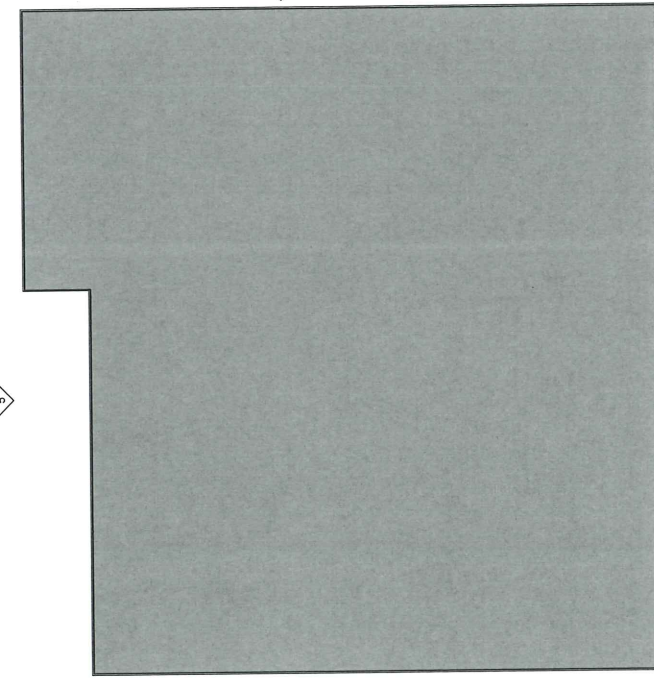
2 1st Floor
1/4" = 1'-0"



3 2nd Floor
1/4" = 1'-0"



4 3rd Floor - Rear
1/4" = 1'-0"



5 4th Roof - Rear
1/4" = 1'-0"

PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
Mahmood Firouzbakht

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 17142
Date 1/14/2019
Drawn by NRB
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
1		

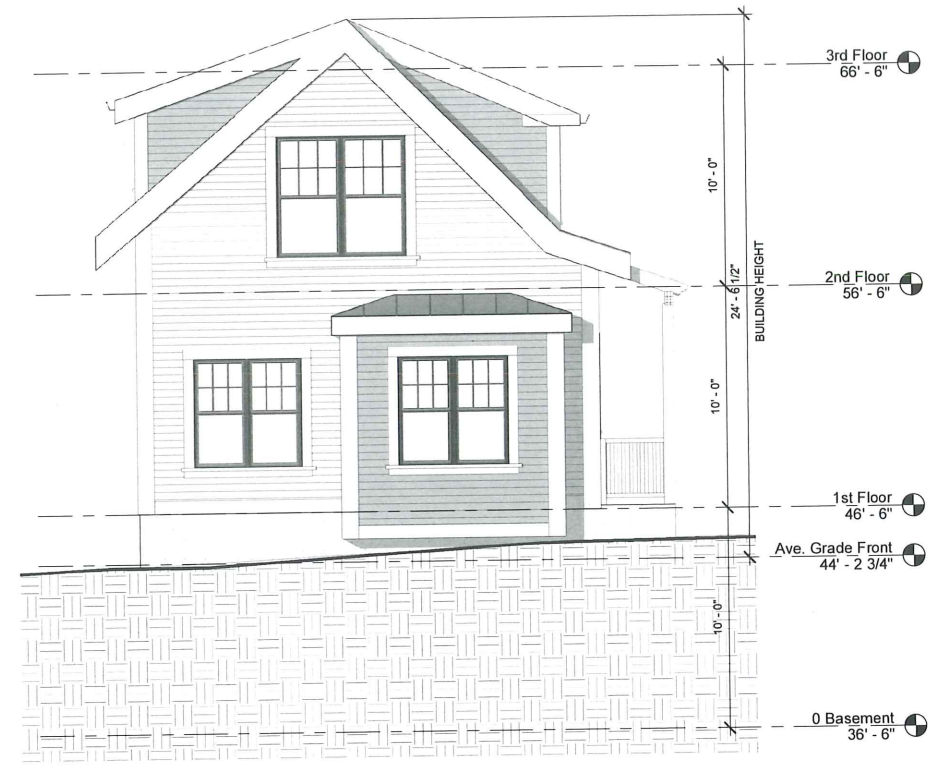
Floor Plans - Rear Unit

A-101

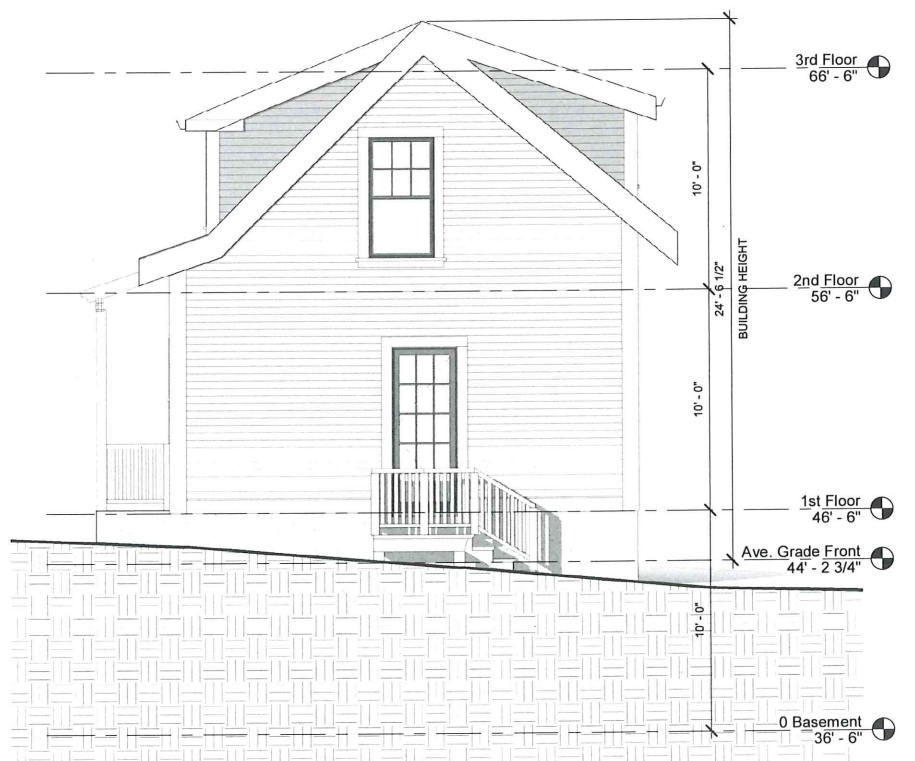
2 CHETWYND RD.



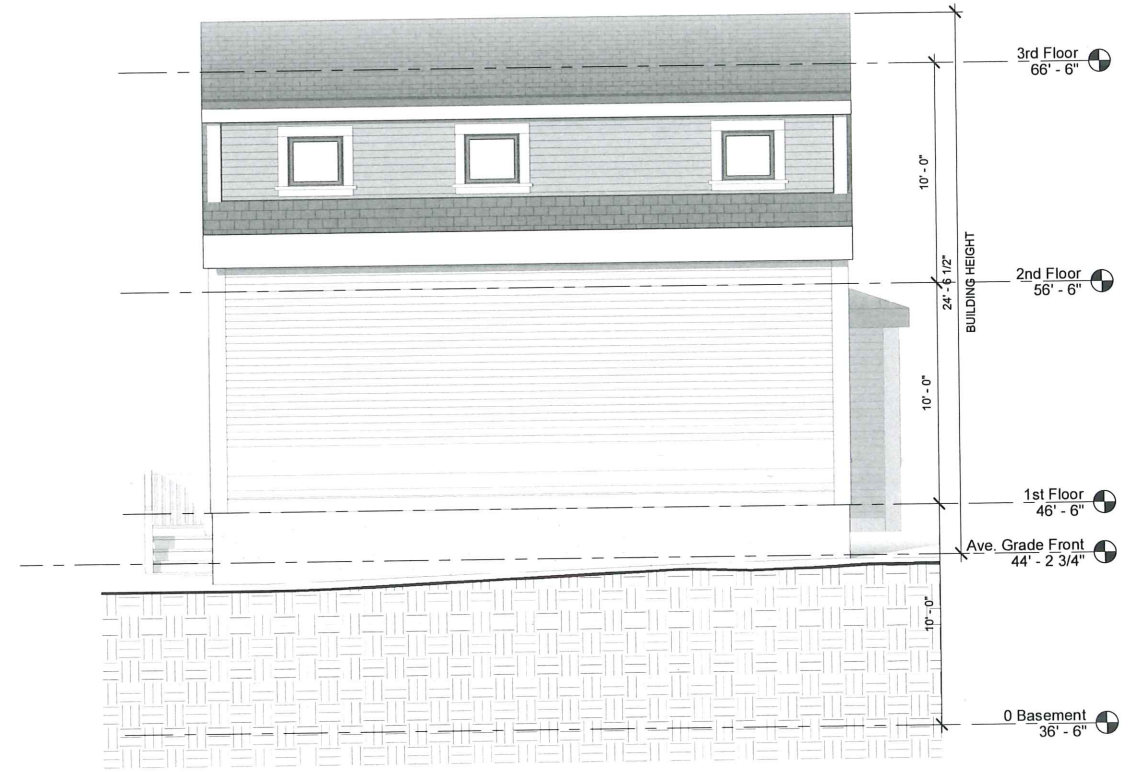
3 South Elevation - Front Unit
1/4" = 1'-0"



4 West Elevation - Front Unit
1/4" = 1'-0"



1 East Elevation - Front Unit
1/4" = 1'-0"



2 North Elevation - Front Unit
1/4" = 1'-0"

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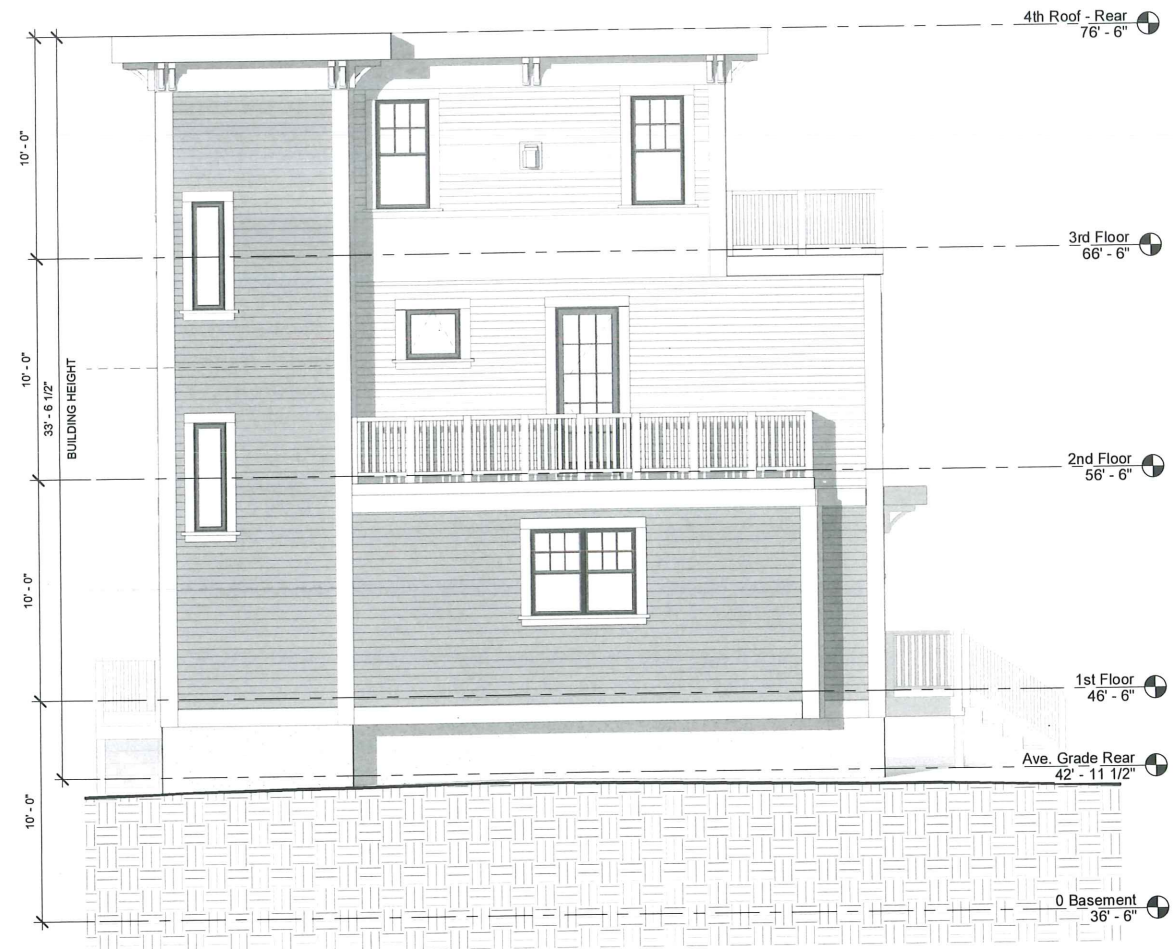
REVISIONS

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1		

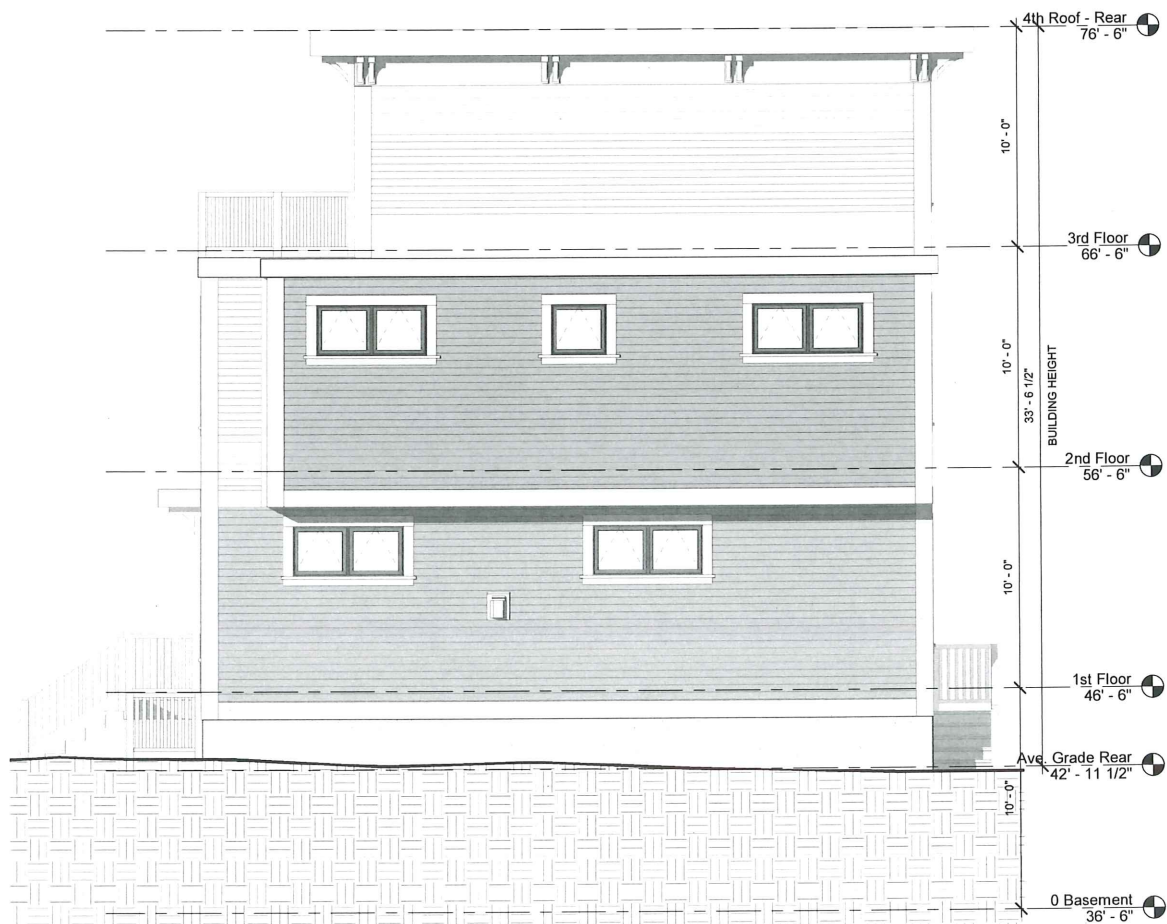
Elevations - Front Unit
A-300
2 CHETWYND RD.



① East Elevation - Rear Unit
1/4" = 1'-0"



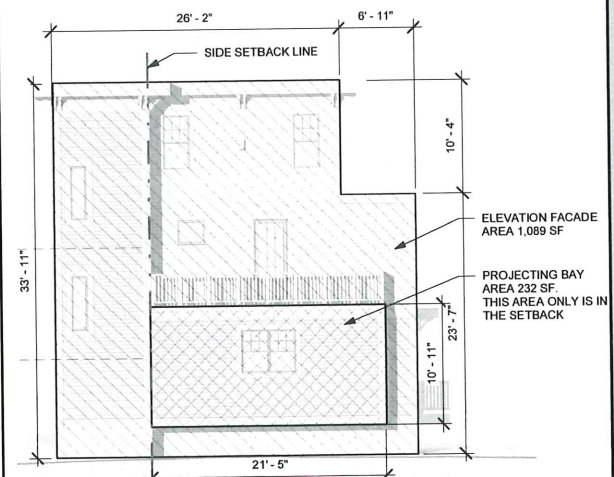
② North Elevation - Rear Unit
1/4" = 1'-0"



③ South Elevation - Rear Unit
1/4" = 1'-0"



④ West Elevation - Rear Unit
1/4" = 1'-0"



⑤ Projecting Bay Schematic Elev.
1/8" = 1'-0"

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Date 1/14/2019
Drawn by Author
Checked by Checker
Scale As indicated

REVISIONS

No.	Description	Date

Elevations - Rear Unit
A-301
2 CHETWYND RD.



① Front View - Front



③ Newell St. View - Front




② Chetwynd Rd. View - Front

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Checked by JSK
Scale

REVISIONS

No.	Description	Date

Perspectives
AV-1
2 CHETWYND RD.

1/22/2019 5:00:45 PM W:\KS-Server\Draw\17142-MF-2 Chetwynd Rd\03 Drawings\00_ARCH_SC_DD\17142-MF-2 Chetwynd Rd_SD-DD - Option A.rvt

Architectural Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
0-Cover Sheet			
A-000	Cover Sheet	03/17/17	
A-000	Cover Sheet	1/14/19	
2-Architecture			
A-021	Architectural Site Plan & FAR Calculations	03/17/17	
A-021	Architectural Site Plan & FAR Calculations	1/14/19	
A-100	Floor Plans - Front Unit	12/06/18	
A-100	Floor Plans - Front Unit	1/14/19	
A-101	Floor Plans - Rear Unit	1/14/19	
A-300	Elevations - Front Unit	03/17/17	
A-300	Elevations - Front Unit	1/14/19	
A-301	Elevations - Rear Unit	1/14/19	
AV-1	Perspectives	03/17/17	
AV-1	Perspectives	1/14/19	



PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
 2 Chetwynd Rd.
 Cambridge, MA

CLIENT
**Mahmood
 Firouzbakht**

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
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 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Date	01/14/19
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Checked by	JSK
Scale	1" = 1'-0"

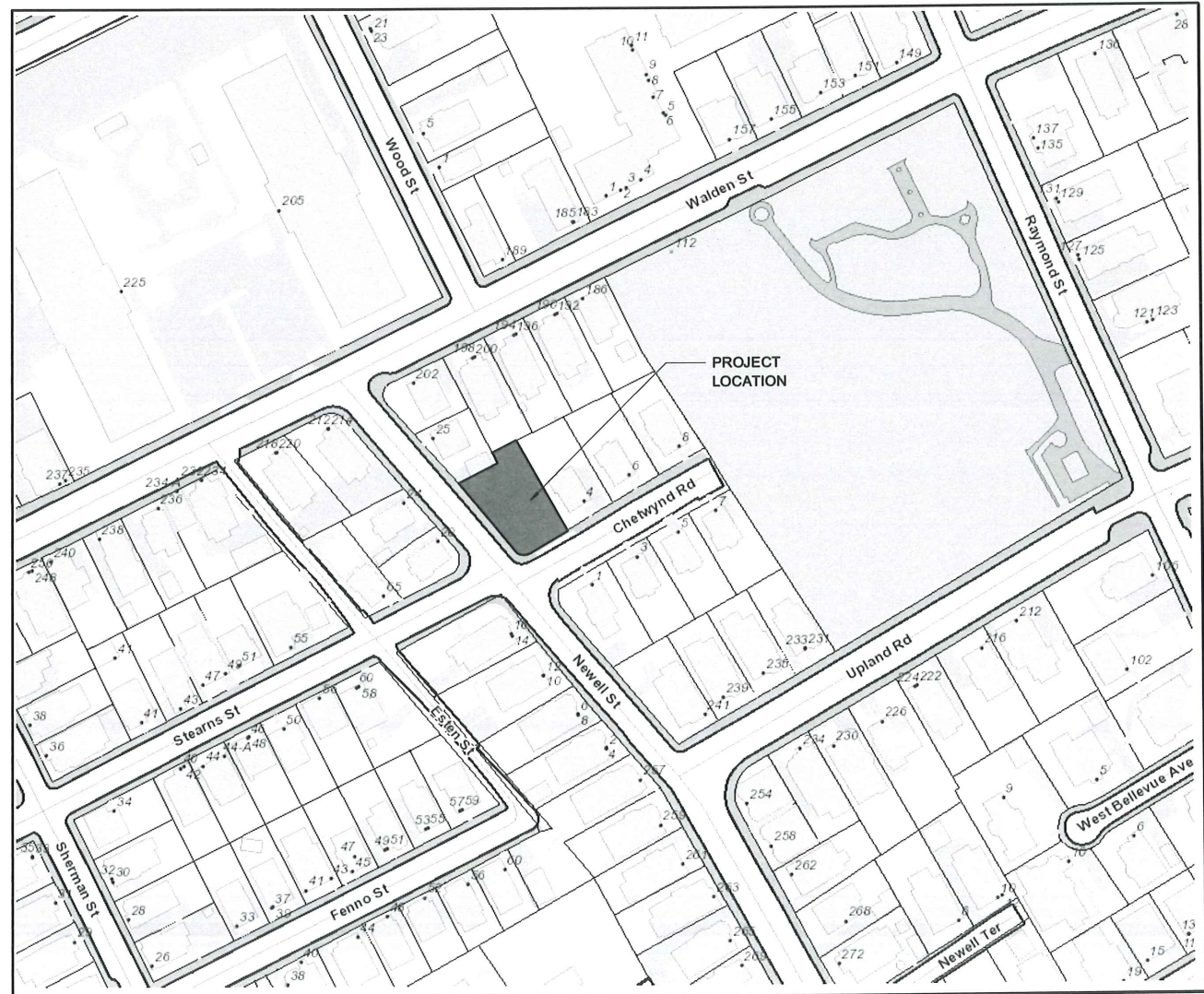
REVISIONS		
No.	Description	Date

Cover Sheet

A-000

2 CHETWYND RD.

LOCUS MAP



PROJECT: 2 CHETWYND RD. - OPTION B

PROJECT ADDRESS:
 2 CHETWYND ROAD
 CAMBRIDGE, MASSACHUSETTS

ARCHITECT
 KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

CLIENT
 MAHMOOD FIROUZBAKHT
 ADDRESS:
 216 BROADWAY
 CAMBRIDGE, MA 02139

CIVIL
 DESIGN CONSULTANTS, INC.
 ADDRESS:
 265 MEDFORD ST.
 SOMERVILLE, MA 02143
 TELEPHONE:
 (617) 776-3350

STRUCTURAL

SD SET
 1-14-2019

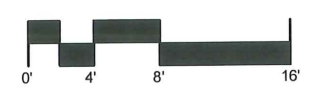
LEGEND	
	PROPOSED BUILDING AREA
	EXISTING BUILDING TO BE DEMOLISHED
	OPEN SPACE W/O MIN. 15'X15'
	PRIVATE OPEN SPACE W/ MIN. 15'X15'
	REQUIRED YARD SETBACK

OPEN SPACE	
PRIVATE OPEN SPACE W/ MIN. 15'X15'	766 SF
OPEN SPACE W/O MIN. 15'X15'	1,411 SF
TOTAL OPEN SPACE	2,177 SF

LOT (20A) AREA: +/- 4,740 SF

ZONING CHART				
ZONE : C-1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN SF	5,000SF	4,740SF	4,740SF	COMPLIES
LOT AREA, MIN SF / DU	1,500 S.F. / DU = 2 DU	1 DU	1,778 S.F. / DU = 2 DU PROPOSED	COMPLIES
MAX. FAR	0.75 (3,555 SF MAX)	0.2 (948 SF)	0.746 (3,538 SF)	COMPLIES
MIN. LOT WIDTH	50'-0"		50'-0"	COMPLIES
MIN. FRONT YARD	H+L (a) / 4+2; MIN. 10'-0" (a) MEASURED FROM CENTERLINE OF STREET (33.5'+25.1')/ 6 = 9'-8" (MIN. 10'-0")	12'-0"	+/- 30'-0" FROM CENTER OF NEWELL AND CHETWYND STREETS FRONT UNIT: 10'-0" AND 10'-0" REAR UNIT: 13'-1"	COMPLIES
MIN SIDE YARDS	H+L / 5+2 (n) 7' - 6" MINIMUM (33.5'+25.1')/ 7 = 8.4'	LEFT: 12'-6" RIGHT: 14'-5"	FRONT UNIT (10') RIGHT REAR UNIT (10') LEFT (10') RIGHT	COMPLIES COMPLIES COMPLIES COMPLIES
MIN REAR YARD	H+L (c) / 4+2; MIN. 20'-0" N/A	N/A	N/A	COMPLIES
MAX HEIGHT	35'-0"		33'-6 1/2"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,422 SF) 50% AREA REQ. TO BE PRIVATE OPEN SPACE (BELOW) = 711 SF		50% (2,177 SF) 866 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	COMPLIES
PARKING	1 SPACE/DU = 2 SPACES		2 SPACES	COMPLIES

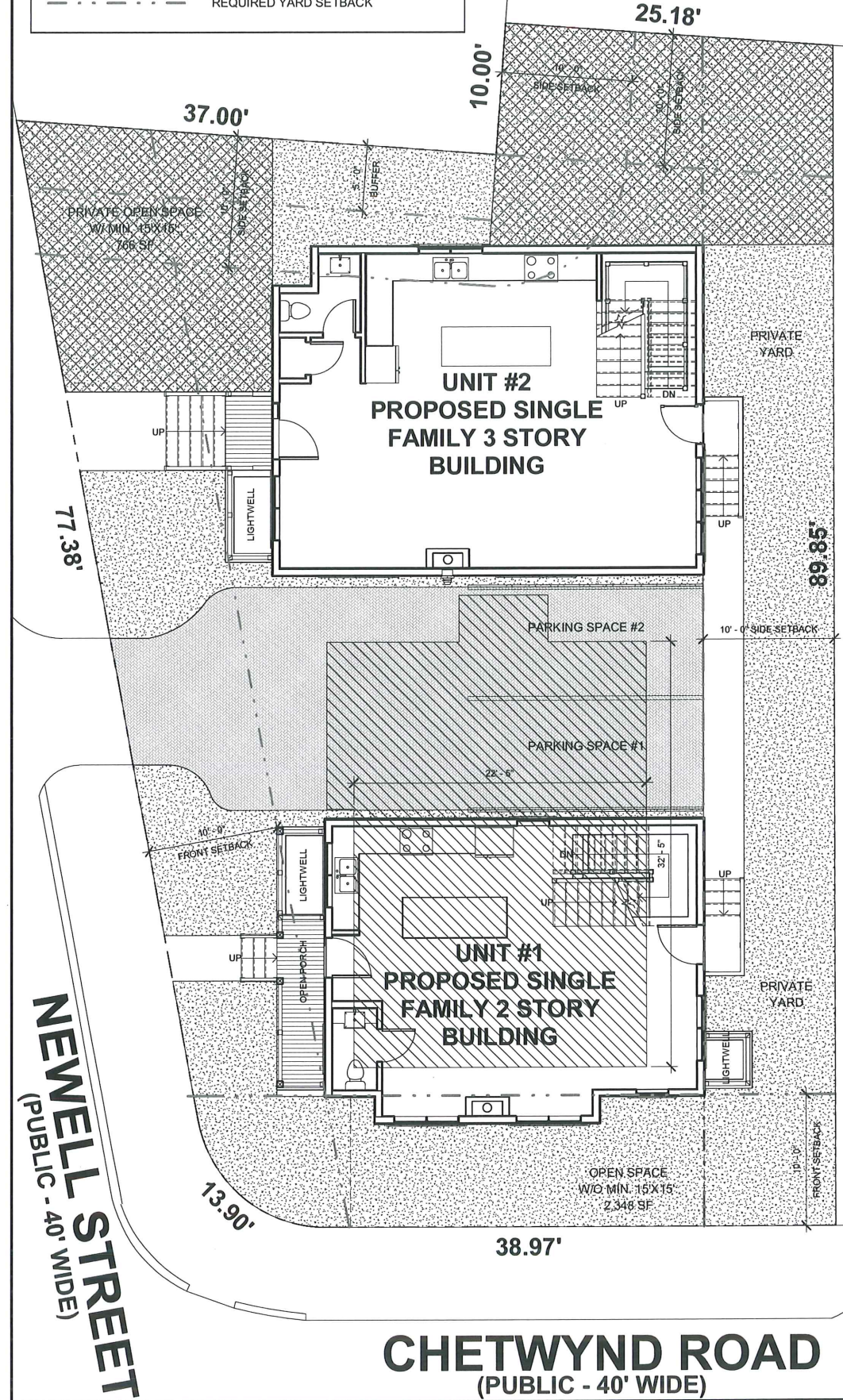
SITE PLAN NOTE:
This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.



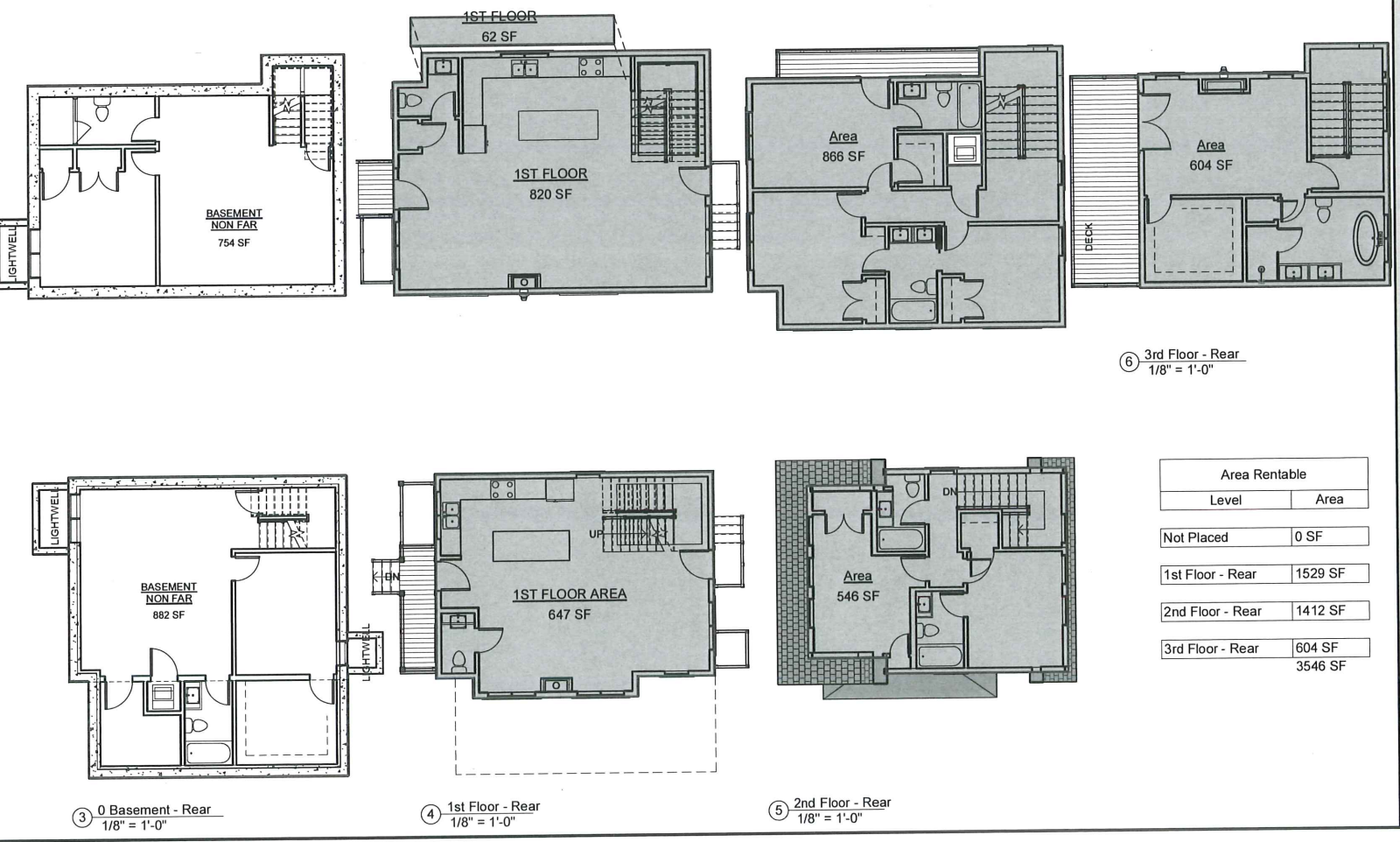
1 Site Plan
3/16" = 1'-0"

SECTION 5.22: PRIVATE OPEN SPACE:
An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building, not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas used for residential purposes. Areas used for residential purposes. Areas used for residential purposes, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
(b) Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet.
(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.21) may be nearer than seven feet, six inches (7'6") to a side lot line.



FAR CALCULATIONS



6 3rd Floor - Rear
1/8" = 1'-0"

3 0 Basement - Rear
1/8" = 1'-0"

4 1st Floor - Rear
1/8" = 1'-0"

5 2nd Floor - Rear
1/8" = 1'-0"

PROJECT NAME
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Cambridge, MA

CLIENT
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Firouzbakht**

ARCHITECT

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Scale As indicated

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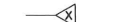


No.	Description	Date

**Architectural Site
Plan & FAR
Calculations**

A-021

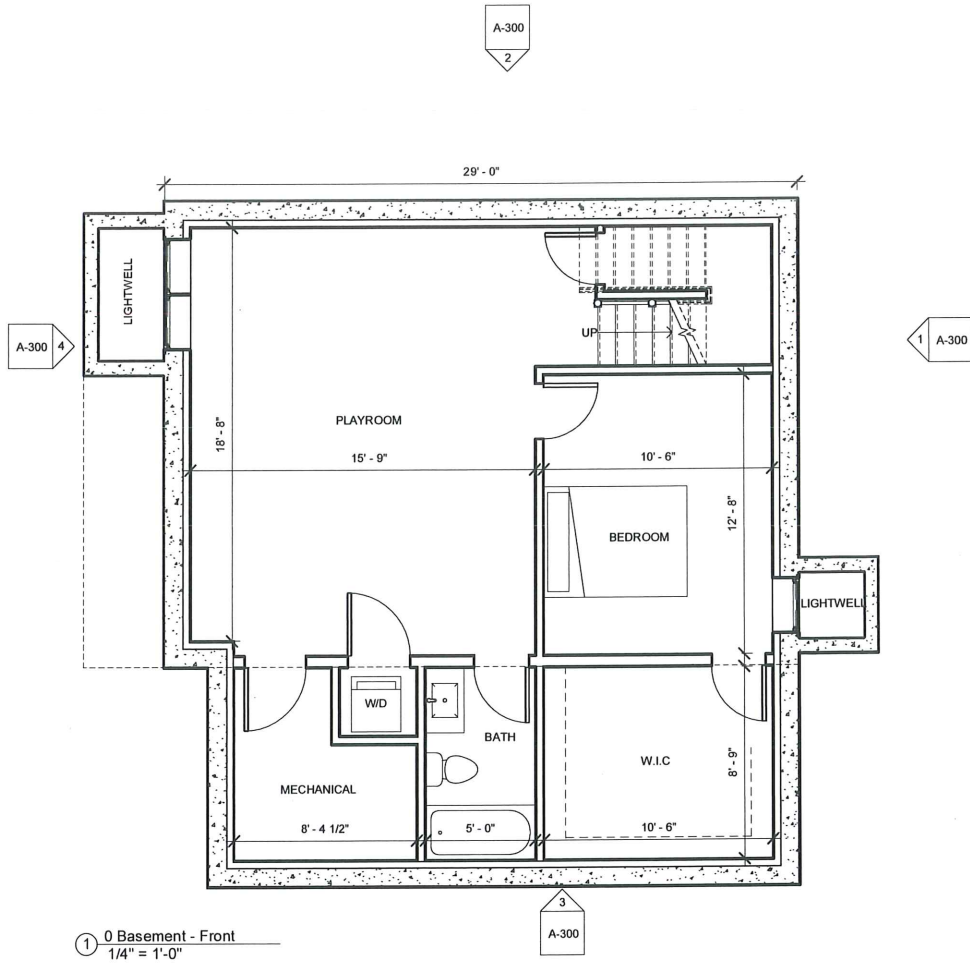
2 CHETWYND RD.

LEGEND

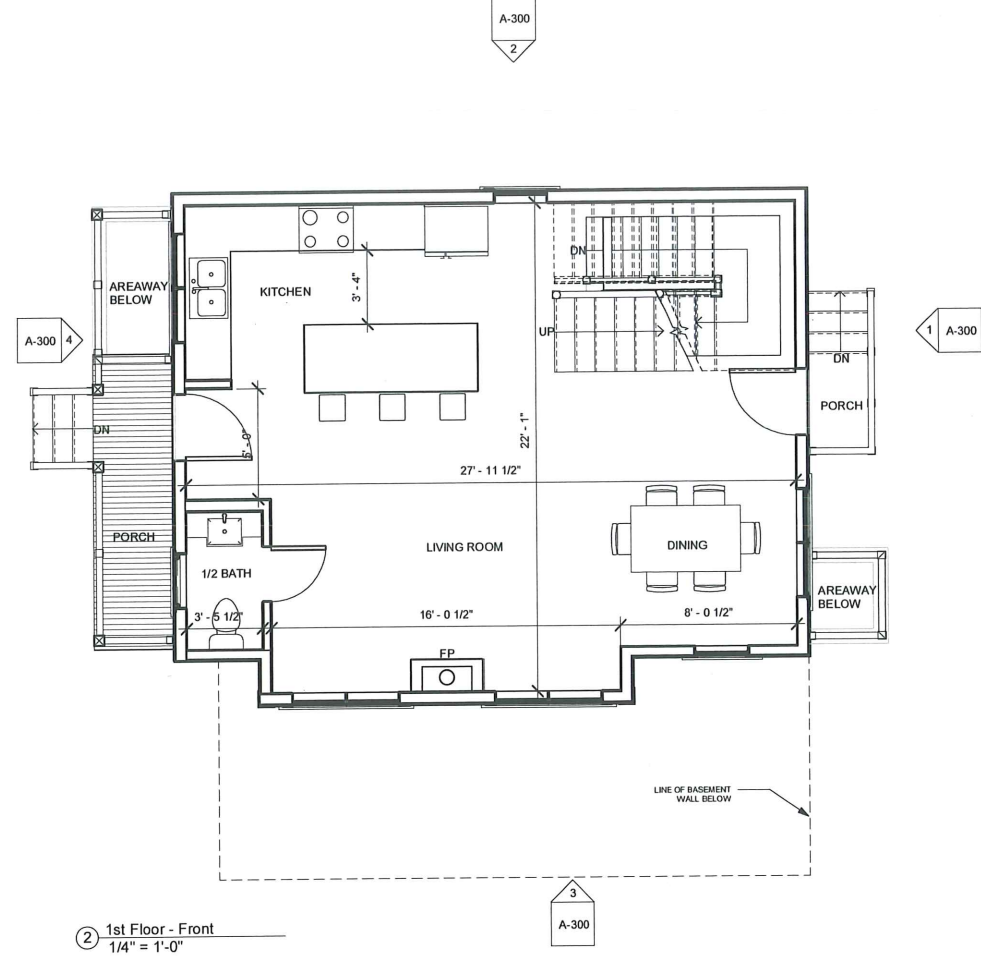
-  NEW WALL
-  EXISTING TO REMAIN
-  WALL TYPE
-  CARBON MONOXIDE DETECTOR
-  SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

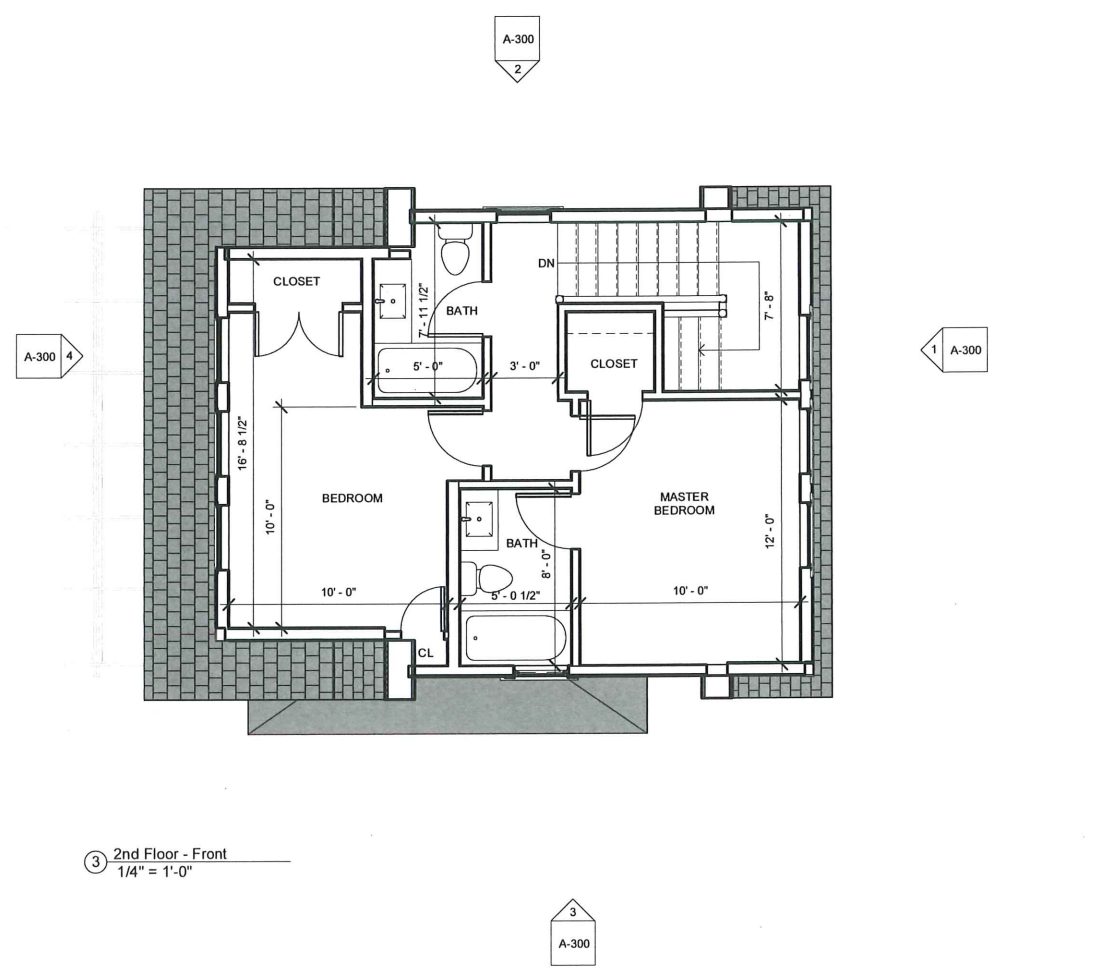
1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "2"
5. SEE A-800 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
11. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
12. EXISTING WINDOWS TO BE REPLACED IN EXISTING OPENINGS UNLESS OTHERWISE NOTED.
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
15. CONTRACTOR TO SUBMIT DOOR & WINDOW SCHEDULE TO BE REVIEWED & APPROVED BY ARCHITECT PRIOR TO ORDERING AND CONSTRUCTION.
16. UNLESS OTHERWISE NOTED ALL EXTERIOR WALLS SHALL BE TYPE "1"



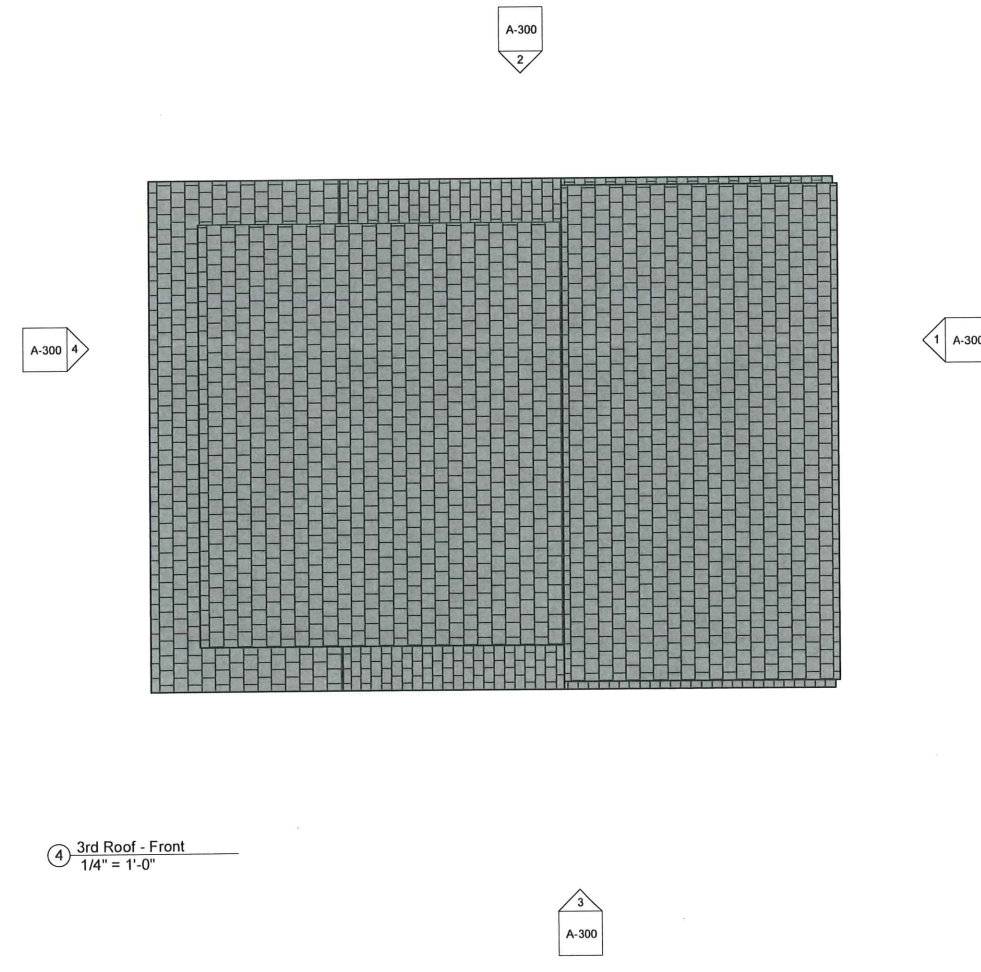
1 0 Basement - Front
1/4" = 1'-0"



2 1st Floor - Front
1/4" = 1'-0"



3 2nd Floor - Front
1/4" = 1'-0"




4 3rd Roof - Front
1/4" = 1'-0"

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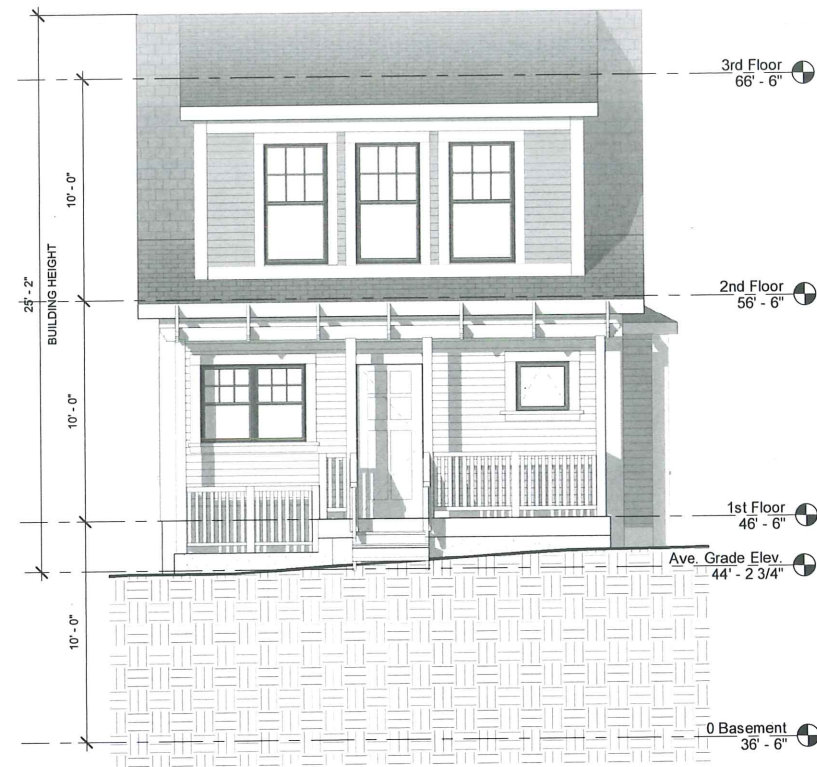
**Floor Plans - Front
Unit**

A-100

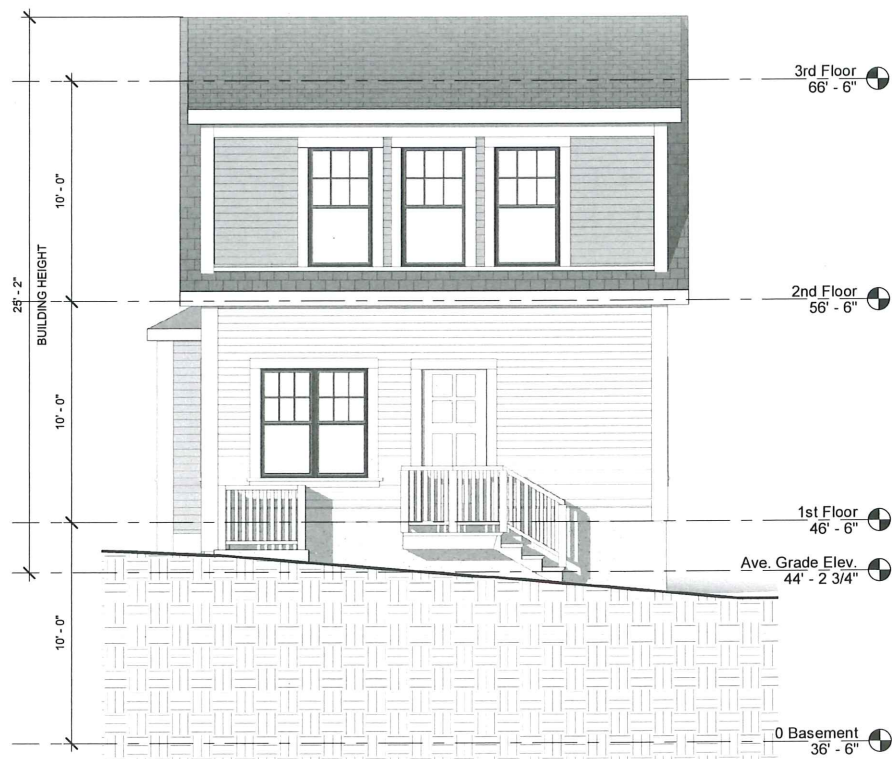
2 CHETWYND RD.



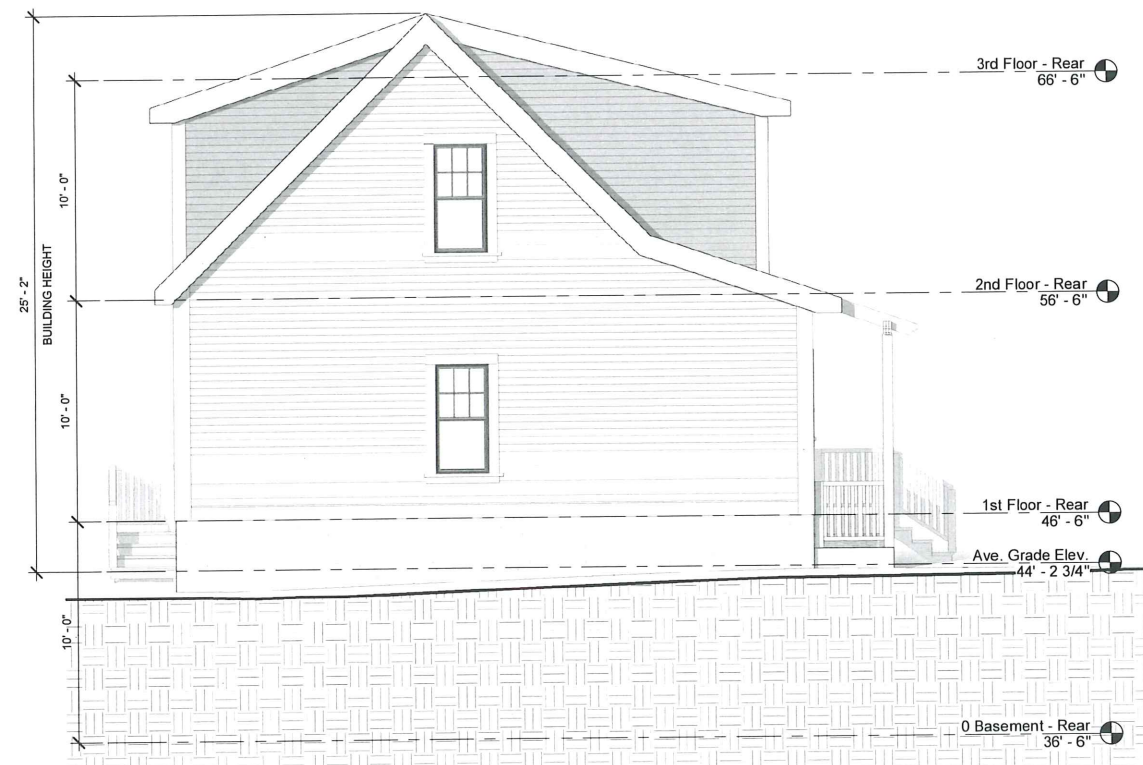
③ South Elevation - Front Unit
1/4" = 1'-0"



④ West Elevation - Front Unit
1/4" = 1'-0"



① East Elevation - Front Unit
1/4" = 1'-0"



② North Elevation - Front Unit
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

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1		

Elevations - Front
Unit

A-300

2 CHETWYND RD.



① Corner of Chetwynd and Newell



③ Newell St. View



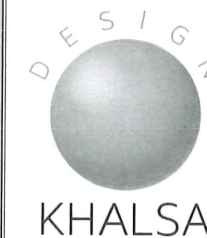
② Chetwynd Rd. View

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Scale

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No.	Description	Date

Perspectives

AV-1
2 CHETWYND RD.